

Approved by KPMA Security Committee – 1/16/2020

KINGSTON PLANTATION MASTER ASSOCIATION, INC.
RULES AND REGULATIONS

Trailer Parking

1. Temporary Trailer Parking

Homeowners and guests arriving with a trailer may rent a parking space in the designated KPMA parking area; not to exceed seven (7) days. The rental rate shall be twenty-five (\$25) dollars per day, per space. ALL trailers must be detached from the towing vehicle. Trailer parking is on a *space available basis*.

May Bike Rally
Trailer Parking

Trailers are not permitted to be parked in the designated KPMA parking area during the month of May. Trailer parking will be available at an offsite location during bike rallies. Payment must be made to KPMA prior to the arrival at the offsite trailer parking location.

2. Boats, Watercraft and Motorcycles

Boats, personal watercraft, motorcycles, slingshots and mopeds may **NOT** be parked in Kingston Plantation at any time.

3. Motorhomes and Campers

Homeowners and guests arriving in motorhomes or towing a camper may be allowed to park them in the designated KPMA parking area on a *space-available basis* for a period not to exceed 24 hours. The vehicle owner will be charged twenty-five (\$25) dollars per space. The motorhome or camper may **NOT** be occupied while in this parking area and must be removed from Kingston Plantation property by noon the next day.

4. Golf Carts

Golf carts must be parked in secondary parking spaces located away from the buildings. Owners may park golf carts in their unit's garage or carport. Golf cart parking areas have been provided in a number of designated locations.

Violations of these rules are subject to the KPMA fines and/or decal revocation. The KPMA Managing Agent may approve exceptions to the Parking Rules & Regulations. Any such exceptions must be documented and reported to the President of KPMA within seventy-two (72) hours.

The Declarant Kingston Resort Owner LLC declares itself exempt from the Rules and Regulations, as amended, under the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Kingston Plantation recorded in the Horry County Register of Deeds Office Deed Book 3917, Page 837 on May 23, 2016, Section 2.3, which is acknowledged and accepted by the Kingston Plantation Master Association, Inc. Board of Directors.

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Towing

The cost to tow vehicles and all storage fees are the responsibility of the vehicle owner.

1. Vehicles Subject to Towing

- a. **Abandoned Vehicles** – Vehicles are considered abandoned when the license plate is expired more than three (3) months; the KPMA Parking Decal is expired more than three (3) months; or the vehicle is in an obvious state of disrepair (i.e. flat tires, oil leak, broken windows) and has not been corrected within one (1) month, as documented in security reports.
- b. **Vehicles parked in Limited Parking Zones** (i.e. 30 minute or loading zones) - Vehicles parked in these zones, receiving two (2) parking violations during a 24-hour period, are subject to towing.
- c. **Vehicles parked in Fire Zones** – Vehicles parked in a fire zone are subject to immediate towing.
- d. **Handicap Parking Spaces** (i.e. vehicles with handicap hang tag or handicap license plate) - Vehicles parked in handicap parking spaces, receiving two (2) parking violations during a 24-hour period, are subject to towing.

2. Towing Procedure

The following procedure must be followed by the Sub-Association management and documented before a vehicle can be towed from Kingston Plantation.

- a. The Sub-Association should contact KPMA and identify the vehicle that is subject to towing. *Sub-Associations with parking garages should have a signed towing contract with a local towing company.*
- b. The Sub-Association shall make and document every effort to identify and contact the vehicle owner. KPMA will assist in the ownership research, if necessary.
- c. The Sub-Association must contact the owner of an abandoned vehicle (as defined above) using Certified Mail and First Class Mail fourteen (14) days prior to towing the vehicle. If the owner does not respond within a fourteen (14) day period, the Sub-Association shall request that KPMA arrange for the towing of the abandoned vehicle. Documentation of these efforts shall be provided to KPMA.
- d. KPMA must arrange for the towing of a vehicle from a KPMA surface lot. Sub-Associations with parking garages shall follow the notification and documentation procedures (item c, above) before towing vehicles in their garages.
- e. In order to facilitate maintenance of surface lots or parking garages, a vehicle may be moved from one location to another location. Prior to towing/moving KPMA must be

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provided with documentation showing communication with the vehicle owner at least thirty (30) days prior to the scheduled maintenance of a surface lot or parking garage. KPMA must arrange for the towing/moving of a vehicle from a KPMA surface lot.

- f. Disabled vehicles may be towed off property if the vehicle owner contacts a repair/towing company and is present with the vehicle when the company arrives. Security will accompany the repair/towing company vehicle while on Kingston Plantation to ensure that the owner is with their disabled vehicle should it need to be towed.
- g. KPMA must maintain proper (legal) signage at the entrance to Kingston Plantation. Prior to towing a vehicle from a KPMA surface lot, KPMA must have a signed towing contract with a local towing company. *Sub-Associations with parking garages should have a signed towing contract with a local towing company.*

Golf Carts

1. Golf Carts

All golf carts must be properly registered in accordance with rules established by the Kingston Plantation Master Association. All owners requesting decals must be in good standing with KPMA.

- a. One owner decal **per unit** is available for purchase annually.
- b. Owners are required to provide updated insurance information and must attach a copy of the KPMA Rules for Golf Cart Operation to the key, steering wheel or dashboard. Once an application is approved, a golf cart decal will be issued by the KPMA office.
- c. Only KPMA Security Committee approved golf cart vendors may conduct rental business on Kingston Plantation and all rented golf carts must have a valid Vendor decal.
- d. Golf Carts with Owner Decals may not be rented on Kingston Plantation.
- e. All golf carts must display the current KPMA decal on the windshield. Golf carts found with no decal may be removed from the property at owner's expense.
- f. The charging of electric golf carts shall occur only in private garages, carports with electric outlets or at KPMA approved charging stations. **Carts may not be charged using extension cords from owners' units.**
- g. Golf carts must be in good working order and without fuel or oil leaks.
- h. Golf carts may only be covered with a manufactured golf cart cover.
- i. Gas cans may not be stored on the Plantation. Gas golf carts should be filled up at a local gas station.

2. Rules for Golf Cart Operation

Golf cart drivers MUST be 16 years of age or older and LICENSED to operate a motor vehicle. Driver must have a valid driver's license and provide such to a security officer, when requested. Golf cart decals may be suspended or revoked for violation of this rule.

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- a. Golf cart drivers MUST NOT be under the influence of alcohol or drugs; No open alcoholic containers in golf carts.
- b. Golf cart drivers MUST obey all speed limits, parking signage and any instructions by security officers.
- c. Golf cart drivers MUST obey all Rules and Regulations established by KPMA, Horry County and the State of South Carolina.
- d. Golf carts must be parked in secondary parking spaces located away from the buildings. Golf cart parking areas have been provided in a number of designated locations.
- e. Owners may park golf carts in their unit's garage or carport.
- f. Golf carts are NOT PERMITTED to be operated or parked on sidewalks, grass or any landscaped areas.
- g. Golf carts MUST NOT be overloaded with passengers or equipment (no more than seating capacity).

The president of the Association, authorized agent, executes these Rules and Regulations.

Kingston Plantation Master Association, Inc.

By: White G. Watkins
Name: White G. Watkins

Title: President

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